

off interest to creative office or showroom occupiers

## 36 featherstone street, old street, ec1

self-contained office space available for rent moments from old street station. part of the derwent london old street yard campus and all its amenities.

2,236 sqft approx.



### description

inspiring office space available for rent within this new urban campus located only moments away from old street roundabout. the property is located seconds away from various restaurants, cafes and other amenities.

the unit has been brand newly refurbished to a high specification and benefits from its own self-contained entrance on the junction of mallow and featherstone street.

The last few years has seen old street transform into an established office district for a broad range of sectors, with businesses coming to old street because of its deep talent pool and wealth of amenity. it has the biggest concentration of tech companies anywhere in europe, including a google campus and is home to numerous leading fashion houses, advertising agencies, music-streaming companies and not-for-profits; its diverse community is what makes it so vibrant and exciting.

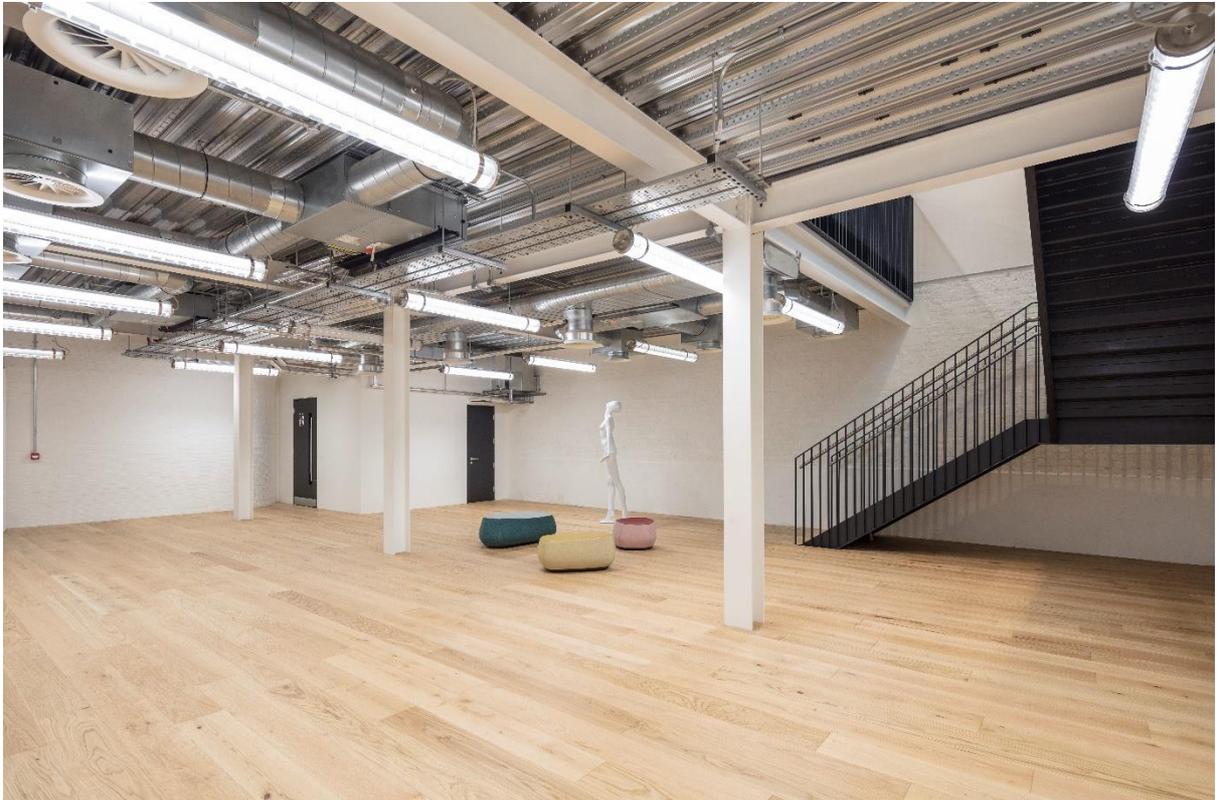
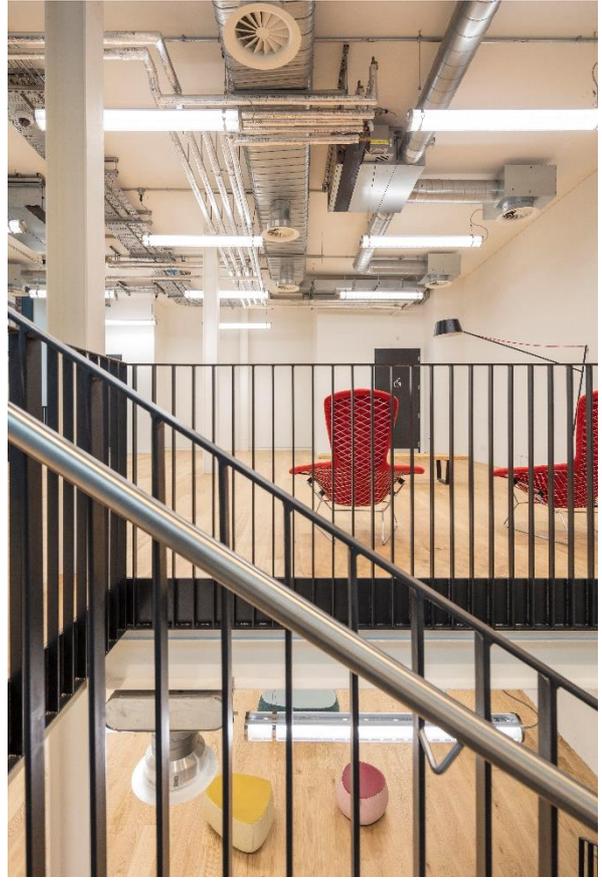
old street roundabout is currently undergoing a large redevelopment, which is due to complete in autumn 2022, to make the area more cycle and pedestrian friendly.

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**accommodation**

ground & lower ground floor	2,236 sq ft
<hr/> total	<hr/> 2,236 sq ft

**amenities**

- self-contained unit
- bright and light inspiring office
- communal cycle storage, lockers, and shower facilities
- ceiling mounted heating and cooling units
- high ceilings
- timber flooring
- impressive feature staircase linking two floors
- restaurant and café amenities within campus courtyard
- on-site security

**lease**

a new lease for a term by arrangement.

**rent**

£55 psf

**legal costs**

each party to bear their own legal costs incurred in this transaction.

**possession**

upon completion of legal formalities.

**viewing**

strictly upon appointment via joint agents

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